

VIRGIN UNIFORM LAND USE ORDINANCE

CHAPTER 13

RECREATIONAL VEHICLE PARK, TRAVEL TRAILER PARK, CAMPGROUND, AND CABIN PARKS (RV PARKS)

SECTIONS:

13.1 PURPOSE

13.2 DEFINITION

13.3 APPLICATION AND APPROVAL PROCESS

13.4 STANDARDS FOR RV PARKS

13.4.8 GENERAL SITE DESIGN

13.4.9 CIRCULATION AND PARKING

13.4.10 UTILITIES

13.4.11 LANDSCAPING AND RECREATION

13.4.12 INDIVIDUAL SITE DESIGN

13.4.13 ACCESSORY FACILITIES

13.5 TEMPORARY USE OF RECREATIONAL VEHICLES IN COMMERCIAL ZONES

13.6 TEMPORARY USE OF RECREATIONAL VEHICLES IN RESIDENTIAL AND RURAL RESIDENTIAL ZONES

13.1. PURPOSE

The purpose of this Chapter is to direct the development of facilities for Recreational Vehicle Parks, Travel Trailer Parks, Campgrounds and Cabin Parks (here after referred to as “RV Parks”) in appropriate districts, to indicate development requirements necessary to promote the objectives and purpose of this Ordinance, and to protect the integrity, characteristics and values of the districts and land uses contiguous to those in which RV Parks may be located.

13.2. DEFINITION

A Recreational Vehicle (RV) or Travel Trailer is a vehicle designed and/or constructed to travel on public thoroughfares in accordance with the provisions of the Utah Motor Vehicle Act which is: (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently tow-able by a light duty truck; and (iv) designed primarily for recreational, camping, travel, or seasonal use and not for use as a permanent dwelling but as temporary living quarters.

13.3. APPLICATION AND APPROVAL PROCESS

13.3.1 An overall site plan for the development of an RV Park shall be submitted to the Virgin Town Planning and Zoning Commission for review. The plan shall be drawn to scale not smaller than one inch (1") equal to fifty feet (50'). At least three (3) hard copies of the plan shall be submitted. One digital copy of the plans. The plan shall show:

13.3.1.A. The existing and proposed topography of the site, when required by the Planning and Zoning Commission, represented by contours shown at not greater than two foot (2') intervals.

13.3.1.B. The proposed vehicle circulation layout and recreational vehicle, travel trailer, campground, and/or cabin park space pad layout, including points of ingress and egress as required and approved by UDOT (when connecting to a UDOT road). Points of ingress and egress shall be designed to avoid RV Park circulation on neighborhood streets.

13.3.1.C. Proposed areas for parks, playgrounds and communal recreational areas.

13.3.1.D. Tabulations showing the percent of area to be devoted to parks, playgrounds and communal recreational areas, the number of recreational vehicle, travel trailer, campground, and/or cabin park spaces, and the total area to be developed.

13.3.1.E. Proposed location, number and design of parking spaces for each proposed use.

13.3.1.F. Generalized landscaping and utility plan, including location of water, sewer, electricity, gas lines and fire hydrants as per The International Fire Code.

13.3.1.G. The Washington County Water Conservancy District's (WCWCD) approval of the engineering study pursuant to Section 13 of Virgin Town's Water Service Agreement with the WCWCD.

13.3.1.H. Provide proof that the land to be developed is under one (1) legal ownership and is of twenty (20) acres or more.

13.3.1.I. Any other reasonable data (according to Virgin Town's attorney) that becomes necessary during the process of application review by the Zoning Administrator and the Planning and Zoning Commission.

13.3.2. The applicant for an RV Park shall pay to the Town of Virgin at the time of application an inspection and review fee, in addition to all other required fees. The inspection and review fee shall be established by the Virgin Town Council.

13.3.3. Applications shall be in writing, reviewed by Virgin Town's attorney (any associated attorney fees shall be paid by the applicant), and then submitted to the Zoning Administrator. The Planning and Zoning Commission and Virgin Town Council shall review the application at its regularly scheduled meetings. Once a complete application has been received by the Zoning Administrator and recommendation is made by the Planning and Zoning Commission, the Town Council will review the application for approval, approval with conditions or denial within three (3) months unless holidays or unexpected circumstances intervene.

13.3.4. Applications will not be considered complete and ready for approval review until all application information is submitted.

13.3.5. An application recommended for approval or disapproval by the Virgin Town Planning and Zoning Commission shall be submitted to the Virgin Town Council. After recommendation is submitted by the Virgin Town Planning and Zoning Commission to the Virgin Town Council, the Town Council decision must be made in writing within thirty (30) days, unless holidays or unexpected circumstances intervene.

13.3.6. For multiple phase projects, the applicant must have at least the first phase of the project completed and ready for occupancy before the first occupancy is permitted.

13.3.7. Should development of the project not commence within one year from the date of The Conditional Use Approval by the Virgin Town Council, the application and approval shall lapse. A six month extension may be granted by the Town Council.

13.4. STANDARDS FOR RV PARKS

13.4.1 All RV Parks shall be considered as a conditional use and shall be subject to the Conditional Use Permit standards and procedures (see VULU Chapter 8).

13.4.2 RV Parks shall be designed by a licensed architect, landscape architect, engineer, or professional land use planner. All structures shall be permanent structures meeting International Building Code and Virgin Town code requirements. All drawings for buildings, structures, grading, utility, irrigation, etc. plans shall be sealed and signed.

13.4.3 The owner(s) of any travel trailer park in Virgin Town that is built and/or regulated by these provisions shall provide a copy of the standards set forth in this Section to all occupants who are tenants at the park for more than thirty (30) days.

13.4.4. No recreational vehicle or travel trailer shall be placed, used or occupied for residential purposes in any zone except within approved and licensed RV Parks except as otherwise provided herein.

13.4.5. RV Park spaces shall not be occupied or otherwise used by any individual(s) for more than 180 days in a one (1) year period beginning at the initial date of occupancy. Nor shall cumulative occupancy by such person(s) of different spaces within the same RV Park exceed a total of 180 days in one (1) year period.

13.4.6. A park manager must be on duty within the park at all times. All RV Parks managers shall maintain a patrons log consisting of names, dates of occupancy and number of spaces. Patron logs shall be made available to code enforcement officers at their request.

13.4.7. All RV Parks are considered lodging facilities for tourists and are subject to the Transient Room Tax as well as all of the constraints found in 8.13.3 et. Seq.

13.4.8 Animals traveling with campers shall be kept on a leash or tethered within their campsite at all times.

13.4.9. GENERAL SITE DESIGN STANDARDS.

13.4.9.A. RV Parks shall not consist of more than sixteen (16) units (RV sites or cabins) per acre. The total number of spaces shall not exceed the number permitted by a development yield analysis subject to 8.13.3D. Units may be clustered.

13.4.9.B. Utah Administrative Code R392-301 'Recreational Vehicle Park Sanitation' applies to all RV Parks.

13.4.9.C. RV Parks shall provide a communal solid-waste receptacle area(s). Container(s) shall be fitted with a tight fitting lid(s). Container(s) shall be located in an area screened from public view by an enclosure with a solid wall structure with a closable gate. The enclosure shall be designed to prevent littering and shall be constructed of brick, finished concrete, pre-cast concrete, aggregate or decorative concrete block, or a combination thereof. Enclosures of chain-link fencing or wood are prohibited.

13.4.9.D. RV Parks shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated within the RV Park. Collection shall be no less than once a week.

13.4.9.E. All exterior boundaries shall be screened from surrounding uses by a solid decorative privacy wall or fence. Privacy walls and fences shall be a minimum of 6' tall. Areas along the boundary of an RV park that are adjacent to public open space or undevelopable land may be approved by the Town Council for the use of a shorter wall, decorative barrier, or three rail type fence in an effort to maintain valuable views.

13.4.9.F. Setbacks. A 50-foot buffer along any property boundary that is adjacent to public street right-of-way and a 30-foot buffer along all other property boundaries shall be required. Structures are prohibited within the 100 year flood plain.

13.4.10. CIRCULATION AND PARKING.

13.4.10.A. RV Parks shall provide streets in such a pattern as to provide convenient and safe traffic circulation and emergency access within the RV park. Streets shall be built to the following standards:

13.4.10.B. Two-way streets shall be a minimum of twenty four feet (24') wide. One-way streets shall be a minimum of fourteen feet (14') wide.

13.4.10.C. All roads shall be paved. Roads shall be constructed to Town standards and shall be provided with concrete curb and gutter. Curb and gutter may be a roll curb or one foot (1') modified type to provide convenient access to trailer sites.

13.4.10.D. Traditional street lighting is prohibited to protect night sky requirements and minimize impacts to neighboring uses. Low lighting less than 1,500 lumens, fully shielded and not more than three feet (3') in height is recommended and should be kept to a minimum. (See VULU 4.20 for definitions and guidelines).

13.4.10.E. All RV Parks (located in the RZ zone) shall have direct access to Highway 9 for both ingress and egress. RV Parks shall not be accessed from residential side streets.

13.4.10.F. RV Parks shall have separate ingress and egress as required by The International Fire Code, Chapter 503 and the National Fire Protection Association 1194.

13.4.10.G. On street parking of RV's is prohibited.

13.4.10.H. In addition to individual RV sites or cabin sites, a paved space suitable for automobile parking (which may be a part be of or a continuation of a pad upon which the RV or trailer will rest) shall be provided for each site. The parking space shall have unencumbered dimensions of not less than nine feet (9') in width and twenty feet (20') in length.

13.4.10.I. Each RV, travel trailer, campground, and cabin park site shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the RV park area.

13.4.10.J. The occupants of an RV site may have only one (1) other vehicle in addition to the self-propelled recreational vehicle or travel trailer and necessary tow vehicle.

13.4.10.K. RV Parks shall provide guest parking at a ratio of one (1) parking space per ten (10) sites in addition to the individual on-site spaces required above. Additional parking spaces shall not be provided on interior roads.

13.4.10.L. Parking areas shall be well drained.

13.4.11. UTILITIES. RV Parks shall be connected to Town of Virgin municipal facilities and a local power company where available. All utility distribution facilities, including television antenna service lines, shall be installed underground. The owner shall make arrangements with each of the utility providers for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to underground facilities may be placed above ground. All individual sites, excluding campground sites, must be served with water, waste-water, and electricity.

13.4.11.A. RV Parks shall provide adequate water supply hookups to each unit/site. All water supply lines shall be installed with an approved backflow prevention device per code.

13.4.11.B. RV Parks shall provide waste-water system hook-ups to all individual units/sites.

13.4.11.C. All units/sites shall provide waste-water disposal provisions including a sanitary dumping station for RV Park users. If it is not possible for an RV Park to connect to a public waste-water system, the RV Park is required to provide a treatment system subject to the Department of Environmental Quality (DEQ) / Southern Utah Public Health Department rules, regulations and approvals.

13.4.11.D. In compliance with subsection 13 – Groundwater Protection of Virgin Town’s Water Service Agreement with the Washington County Water Conservancy District (WCWCD), Virgin’s Land Use Authority (LUA) shall not approve RV Parks which will contribute to septic sanitation greater than the equivalent of one dwelling per acre overall. The WCWCD shall review for compliance and approve engineering studies for all proposed RV parks prior to review and approval by LUA.

13.4.101.E. RV Parks shall ensure waste-water treatment systems are functioning at acceptable levels and shall follow the rules, regulations, and requirements for maintenance of the wastewater treatment system according to the Department of Environmental Quality (DEQ) including submitting any required sampling of effluent to the DEQ or to the Southwest Public Health Department for analysis.

13.4.11.F. Traditional septic systems are prohibited in RV Parks.

13.4.11.G. RV Parks shall provide electrical outlets of appropriate voltage to all individual units/sites. Install electrical service underground in compliance with applicable codes utilizing approved connectors.

13.4.12. LANDSCAPING AND RECREATION. The following landscape and recreation provisions shall apply to RV Parks:

13.4.12.A. All open areas except driveways, parking areas, walking paths, utility areas, or patios shall be improved and maintained with landscaping.

13.4.12.B. Provide a minimum of one (1) tree for each unit/site.

13.4.12.C. Properties fronting on SR-9 shall have a minimum 40 foot (40’) landscaped and irrigated buffer between the southern boundary of SR-9 and

development. Provide a continuous trail (consistent with existing trail widths and construction material) within this buffer. A minimum 10' park strip is required between SR-9 and the trail. A meandering trail within this area is preferred. A minimum of three trees are required every 30 linear feet along the frontage within the 40' buffer area. Trees may be clustered.

13.4.12.D. Use of invasive plant and tree species is prohibited.

13.4.12.E. RV Parks shall provide a minimum of ten percent (10%) of the developable site acreage as common recreational/open space. This can be achieved through a combination of multiple recreational spaces. Public or private streets, storage areas, service buildings, other paved areas, and exterior boundary landscaping shall not be included in calculating the communal recreational space requirement. Recreational structures and buildings may be included in the ten percent calculation.

13.4.13. INDIVIDUAL SITE DESIGN STANDARDS.

13.4.13.A. Each unit/site shall be plainly marked and numbered for identification and shall meet all requirements of this Chapter.

13.4.13.B. Each RV site shall have an area of not less than one thousand (1,000) square feet.

13.4.13.C. Each RV site shall have an average width of at least thirty feet (30') and an average depth of at least fifty five feet (55'). RVs or trailers shall be separated from each other and from other structures by at least twenty feet (20'). Any accessory such as attached awnings or steps, for the purposes of this separation requirement, shall be considered part of the RV or trailer. The ability to accommodate a variety of RV's is strongly encouraged.

13.4.13.D. RV site accessory amenities (e.g. picnic tables, shade structures, barbecue pits, etc.) shall not cover more than sixty-six percent (66%) of a site. The remainder of the site shall be landscaped.

13.4.13.E. Each RV or trailer site shall abut directly upon an RV park street for a minimum distance of ten feet (10'). Alignment and gradient shall be properly adapted to topography.

13.4.13.F. No more than one (1) RV or trailer shall be placed on an individual site.

13.4.13.G. Walls and fences on individual sites shall not exceed two feet (2') in height.

13.4.13.H. Storage. There shall be no open storage of personal belongings within a site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon any site.

13.4.13.I. Fuel Tanks. All fuel tanks maintained within an RV site shall be securely mounted upon or attached to the RV or trailer which they serve. Tanks shall not exceed fifty (50) gallons in capacity. No accessory, freestanding fuel tanks shall be permitted in individual sites, except that one (1) such tank no larger than fifty (50) gallons may be approved by the Zoning Administrator during the period from November 1 to February 29 in locations specifically approved.

13.4.13.J. Removal of Wheels. Removal of axles, wheels, or tires from a travel trailer or recreational vehicle located within the RV Park, except for emergency and/or temporary removal for repairs is prohibited.

13.4.13.K. Mail Boxes. Separate mail boxes, street address designations, or other similar accessories which could give the appearance of permanence to occupants of a travel trailer site is prohibited.

13.4.14. ACCESSORY FACILITIES.

13.4.14.A. Office. RV Parks shall include a permanent building for office use. The building may include a one-family dwelling for the exclusive use of the owner or manager.

13.4.14.B. Laundry Room. RV Parks shall have one (1) or more laundry rooms. Laundry drying lines are prohibited.

13.4.14.C. Restroom and Shower Facilities. Communal restrooms, including toilets, showers, and lavatories, shall be provided to conveniently and adequately serve units/sites.

Number of RV sites	Toilets		Urinals	Lavatories		Showers	
	M	F	M	M	F	M	F
1 – 40	1	2	1	1	1	1	1
41 – 80	2	4	2	2	2	2	2
81 – 120	3	6	3	3	3	3	3
121 – 160	5	8	3	4	4	4	4
161 – 200	6	10	4	4	4	4	4

13.4.14.D. Public Communication Infrastructure. RV Parks shall provide at least one (1) public telephone, Wifi service, and public device charging areas for mobile phones, tablets, and computer.

13.5. TEMPORARY USE OF RECREATIONAL VEHICLES IN COMMERCIAL ZONES

13.5.1. PURPOSE.

To establish procedure and standards regarding temporary occupancy of Recreational Vehicles (RVs) in commercial zones and penalties for noncompliance. This ordinance replaces and supersedes any previous ordinance or resolution regarding temporary occupancy of RVs in commercial zones. The Resort Zone is hereby exempt from the provisions of this section. Violations of this ordinance are subject to provisions outlined in VULU Chapter Ordinance 1.14., Penalties.

13.5.2. STANDARDS.

It is the intent of the Town to allow for temporary occupancy of RVs in commercial zones based on the following:

13.5.2.A. Standards of the underlying zone and of this Chapter must be met.

13.5.2.B. Owner-builders of a commercial development are prohibited from living in an RV on their building lot during construction unless an exception is granted by the Zoning Administrator or the Planning & Zoning Commission as part of the building permit process.

13.5.2.B.i. Those seeking an exception must submit a written request for consideration according to existing rules for such.

13.5.2.B.ii. The Planning and Zoning Commission shall review the request and make a determination that an exception is prudent and will not undermine the intent of the zone or harm the public health, safety, or welfare. The Planning and Zoning Commission may impose conditions to mitigate any anticipated nuisance.

13.5.2.C. On-street parking of RVs is prohibited.

13.5.2.D. The RV shall not be on site more than five (5) days prior to the beginning of construction for which a valid building permit has been issued and shall be removed within five (5) days of completion, granting of certificate of occupancy, or expiration of building permit, whichever occurs first.

13.5.2.E. When occupying an RV, approved power cords and water hoses are allowed for utility hook-ups. Occupants are expressly prohibited from tying into the septic system anytime during occupancy unless connecting via an approved hook-up on site. If connecting to an approved hook-up, the applicant shall show that the impact will not exceed 1-ERU capacity on the septic system.

13.5.2.F. The area surrounding an RV shall be kept tidy and free from trash and debris.

13.5.2.G. The RV shall be in good repair and free from substantial defects or unsightliness.

13.5.2.H. A maximum of one permit for one limited living quarters may be granted on a Commercial lot.

13.5.2.I. Maximum occupancy of an RV under the provisions of this chapter is limited to two (2) occupants.

13.5.2.J. Only the owner, proprietor or operator of an approved business can apply for a permit to occupy an RV in a commercial zone. Applicant must demonstrate to the satisfaction of the Land Use Authority that occupancy is complementary to the primary use and not for rental purposes AND that a presence is necessary to ensure the safety and security of an established business OR the nature of the business requires an off-hours presence on the premises.

13.5.3. Application and Permit. Applications for a permit allowing occupancy of an RV in a commercial zone shall be made in writing by the owner to the Planning and Zoning Commission and require a \$50.00 permit fee. Applications shall include, at a minimum, the following details:

13.5.3.A. Description of need or purpose for a residential presence;

13.5.2.B. The dates of occupancy. Temporary occupancy shall not last longer than six (6) months unless an exception is granted by the Zoning Administrator;

13.5.3.C. Hours of operation;

13.5.3.D. Nature of work to be performed by the RV occupant;

13.5.3.E. A copy of a valid building permit if applicable;

13.5.3.F. Photos of the RV to be occupied and a plan showing how it will be situated on the lot. The Zoning Administrator may require a change in RV placement of the installation of screening to mitigate off-site visual impact; and

13.5.3.G. A signed statement indicating that the applicant has read and understands the provisions of this chapter and associated penalties for violations of such.

13.6. TEMPORARY USE OF RECREATIONAL VEHICLES IN RESIDENTIAL AND RURAL RESIDENTIAL ZONES

13.6.1. PURPOSE.

To establish procedure and standards regarding temporary occupancy of Recreational Vehicles (RVs) in residential zones and penalties for noncompliance. This ordinance replaces and supersedes any previous ordinance or resolution regarding temporary occupancy of RVs in residential zones. Using an RV as a permanent residence or satellite bedroom for a primary residence, is expressly prohibited by this ordinance. Violations of this ordinance are subject to provisions outlined in VULU Chapter Ordinance 1.14., Penalties.

13.6.2. STANDARDS.

It is the intent of the Town to allow for temporary occupancy of RVs in residential and rural residential zones based on the following:

13.6.2.A. Standards of the underlying zone must be met. Except as expressly outlined herein, there are no exceptions to the rules established by this Chapter.

13.6.2.B. Residential owner-builders are prohibited from living in an RV on their building lot during construction unless an exception is granted by the Zoning Administrator or the Planning and Zoning Commission.

13.6.2.B.i. Those requesting an exception must submit a written request for consideration according to existing rules for such.

13.6.2.B.ii. The Planning and Zoning Commission shall review the request and make a determination that an exception is prudent and will not undermine the intent of the zone or harm the public health, safety, or welfare. The Planning and Zoning Commission may impose conditions to mitigate any anticipated nuisance.

13.6.2.C. On-street parking of RVs is prohibited.

13.6.2.D. When occupying an RV under the provisions of this chapter, power cords and water hoses are allowed for utility hook-ups. Occupants are expressly prohibited from tying into the septic system anytime during occupancy unless connecting via an approved hook-up at the host's residence.

13.6.2.E. Rental of RVs is prohibited.

13.6.2.F. Whether occupied or not, the area surrounding an RV parked in a residential or rural residential zone must be kept tidy and free from trash and debris.

13.6.2.G. Residents may host RV guests on their privately owned residential lots in a resident-owned or guest-owned recreational vehicle for up to thirty (30) days with no encumbrances.

13.6.2.H. No single occupancy shall exceed thirty (30) days without a permit issued by the Virgin Town Zoning Administrator or an exception is granted by the Planning and Zoning Commission.

13.6.3. Application and Permit. Applications for permit allowing occupancy of an RV in a residential or rural residential zone shall be made by the host resident in writing to the Planning and Zoning Commission and require a \$50.00 permit fee. Applications shall include, at a minimum, the following details:

13.6.3.A. Description of need or purpose;

13.6.3.B. The dates of occupancy. Temporary occupancy shall not last longer than thirty (30) days within a 180-day period unless an exception is granted by the Zoning Administrator.

13.6.3.C. A proposal for mitigation of health and safety concerns related to an extended visit and show the impact will not exceed 1-ERU capacities on the septic system;

13.6.3.D. Applicant must demonstrate to the satisfaction of the Zoning Administrator that occupancy is not for rental purposes;

13.6.3.E. A signed statement indicating that the applicant has read and understands the provisions of this chapter and associated penalties for violations of such.